067.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,500 / 708,500
					USE VALUE:	708,500 / 708,500
					ASSESSED:	708,500 / 708,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRYAN KENNETH M
Owner 2:	BASSO PATRICIA I
Owner 3:	
Street 1:	16 ORLANDO AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHARFF ERIC D & MARGARET E -
Owner 2:	-
Street 1:	3737 TELLURIDE CIR
Twn/City:	BOULDER
St/Prov:	CO Cntry:
Postal:	80305

NARRATIVE DESCRIPTION

This parcel contains 5,072 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 2191 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5072.000	308,000		400,500	708,500
Total Card	0.116	308,000		400,500	708,500
Total Parcel	0.116	308,000		400,500	708,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.37 | /Parcel: 323.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42849
GIS Ref	
GIS Ref	
Insp Date	01/06/09

!5725!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,000	0	5,072.	400,500	708,500	708,500	Year End Roll	12/18/2019
2019	101	FV	249,100	0	5,072.	371,900	621,000	621,000	Year End Roll	1/3/2019
2018	101	FV	249,100	0	5,072.	371,900	621,000	621,000	Year End Roll	12/20/2017
2017	101	FV	249,100	0	5,072.	326,100	575,200	575,200	Year End Roll	1/3/2017
2016	101	FV	236,600	0	5,072.	297,500	534,100	534,100	Year End	1/4/2016
2015	101	FV	222,500	0	5,072.	263,200	485,700	485,700	Year End Roll	12/11/2014
2014	101	FV	222,500	0	5,072.	248,900	471,400	471,400	Year End Roll	12/16/2013
2013	101	FV	222,500	0	5,072.	236,900	459,400	459,400		12/13/2012

PRINT

Date	Time
12/10/20	20:34:16

LAST REV

Date	Time
03/12/20	18:32:37
danam	
5725	

USER DEFINED

Prior Id # 1:	42849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHARFF ERIC D	73516-529	1	10/24/2019		775,000	No	No		
WALSH COLEMAN J	63034-505		12/9/2013		618,000	No	No		
	14876-92		1/1/1983		81,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2020	148	Inter-De	4,000	C				
9/9/2015	1298	Re-Roof	9,000		9/9/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2020	SQ Returned	MM	Mary M
8/5/2019	Mail Update	JO	Jenny O
10/29/2015	Permit Insp	PC	PHIL C
1/6/2009	Meas/Inspect	294	PATRIOT
1/10/2000	Inspected	263	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Entry Denied	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5072		Sq. Ft.	Site		0	70.	1.13	12									400,514						400,500	

Total AC/HA:	0.11644	Total SF/SM:	5072	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	400,514	Spl Credit		Total:	400,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24693012
Const Adj.:	0.99989998
Adj $ / SQ:	130.915
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378370
Depreciation:	70377
Depreciated Total:	307993

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

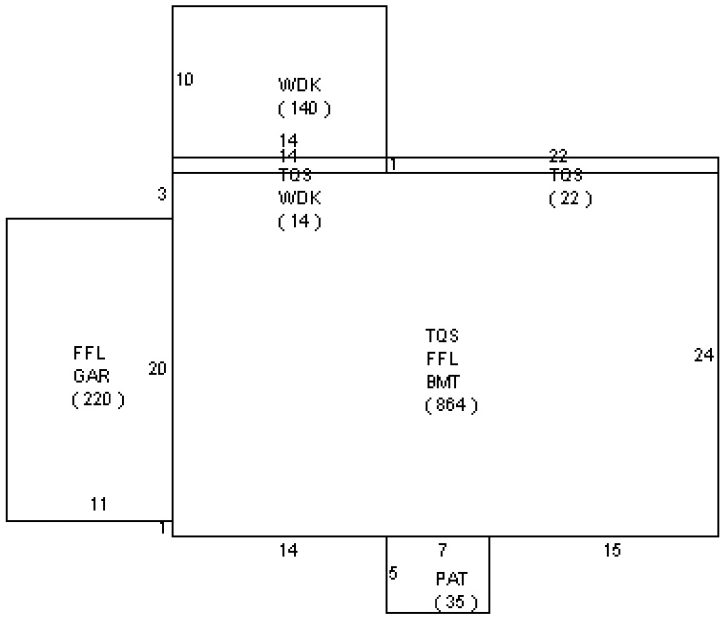
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.91
Special Features:	0	Val/Su Net:	101.58
Final Total:	308000	Val/Su SzAd	175.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	130.910	141,911
BMT	Basement	864	54.000	46,658
TQS	3/4 Story	675	130.910	88,367
GAR	Garage	220	26.360	5,799
WDK	Deck	154	12.490	1,924
PAT	Patio	35	6.000	210
	Net Sketched Area:	3,032	Total:	284,869
Size Ad	1759	Gross Are	3257	FinArea 2191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc